



City of Dayton

Ohio Building Code – Alternative Plan Review

The alternative plan review is a pilot program designed to provide an optional plan review path for a building owner and design professional where overall plan review time is the paramount issue. The goal of the program is to greatly reduce the plan review time by having the City's designated third-party plan examiner to review and determine conformance with the Ohio Building Code prior to being submitted to the Division of Building Inspection for permit issuance. The applicant pays the third-party plan examiner directly for their expedited plan review service in addition to paying the City its normal permit fees.

The Following Types of Projects Are Eligible for the Alternative Plan Review:

- Construction projects that are regulated by the Ohio Building Code (new or remodel).

The Following Types of Projects Are NOT Eligible for the Alternative Plan Review:

- Any building or structure that is regulated by the Residential Code of Ohio.
- Any structures that are on the City's nuisance abatement list.
- Any structure (new or remodel) that is located in a floodplain or special flood hazard areas.

Application and Plan Review Process

- The applicant contacts Frank Watkins at 333-6806 to schedule a pre-application meeting. In addition to Mr. Watkins, representatives from Building and Zoning will attend the meeting to discuss the Alternative Plan Approval Process in detail.
- The applicant submits two sets of plans directly to National Inspection Corporation (NIC). Attached to this document is NIC's contact information and fee schedule.
 - OBC review shall be done by NIC.
 - If elected by applicant: Plumbing, HVAC and Electrical can be done by NIC.
- The applicant submits two sets of plans to the Division of Building Inspection.
 - Division of Building Inspection shall review for Zoning.
 - If **NOT** reviewed by NIC: Plumbing, HVAC and Electrical.
 - Other City agencies shall review: Civil Engineering, Water, and Fire Code.
- When the plans are approved by NIC, they will send the plans to Division of Building Inspection. After **ALL** of the agencies have approved the plans, Building Inspection will "double copy" the plans and notify the applicant that the permit is ready for issuance.

N.I.C. ORDER FORM

Name: _____ E-Mail: _____

Address: _____

Phone: _____ FAX: _____

Project Name / Site Address: _____

Please review the attached two sets of plans and copy of the Building Permit Application for compliance with the Ohio Building Code.

I wish the plans to be reviewed for the following: *(check as applicable)*.

Building Code_____ Plumbing_____ Mechanical_____ Electrical_____

I agree to pay for the review per the following fee schedule and enclose a deposit of \$_____

Master Plan Examiner Review / Site Visit.....\$20 per ¼ hour

Certified Building Official Review / Site Visit.....\$25 per ¼ hour

Deposit: <10,000 sq. ft..... \$200

10,000 to 25,000 sq. ft..... \$400

>25,000 sq. ft..... \$600

I understand that full payment is due before N.I.C. will forward the two sets of plans along with the letter of compliance and/or draft adjudication orders to the City of Dayton, Division of Building Inspection.

Applicant Signature

Print Name

Date _____

Deliver the completed order form with attachments to:

N.I.C., 311 Regency Ridge Dr., Centerville, OH 45459

Or to request a plan pick-up:

Call: 937-433-4642 or Email: plans@natinspect.com.



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Application Checklist

The applicant submits the following documents to NIC:

- ☐ 2 sets of construction documents (plans & specifications)
- ☐ 1 copy of completed permit application form
- ☐ Completed NIC order form

The applicant submits the following documents to the Division of Building Inspection:

- ☐ 2 sets of construction documents (plans & specifications)
- ☐ 2 copies of the signed Alternative Plan Approval form
- ☐ Completed permit application form
- ☐ Permit application fee

Date: _____

Project Address: _____

Project Description: _____

Project Routing Number: _____

(Assigned by Building Inspection)

Check each box that you want
NIC to perform the plan review.

- ☐ Building Code
- ☐ Plumbing
- ☐ HVAC
- ☐ Electrical

The undersigned agrees to the terms and conditions of this program as explained by the Division of Building Inspection. The undersigned further acknowledges that other plan reviews shall be required by other agencies and the building permit will not be issued until all involved agencies have approved the permit application.

Signature

(Owner or Owner's Agent)